



Fee _____
Date Received _____

**CITY OF FOWLER
VARIANCE TO THE ZONING ORDINANCE
APPLICATION NO**

1. Name of Applicant(s) _____
2. Address _____
City _____ State _____ Zip Code _____
3. Phone No _____
4. Name of record owner(s) of property if different from applicant

5. Address of record owner(s) of property _____
City _____ State _____ Zip Code _____
6. What is the location of the property for which the variance is requested?
 - a. Street address, if available _____
 - b. The property is located on the _____ side of _____ Street
(north, east, south, west)
between Street, _____ Street and _____ Street.
 - c. Exact legal description and/or Assessor's parcel number

7. What is the existing zoning of the property? _____
8. Please give the number and a brief description of the section of the Zoning Ordinance from which you are requesting a variance
 - a. Zoning Ordinance Section No _____

- b. Description of Section (you may attach a copy of the section instead of completing this question)

9. Please describe the nature of the variance you are requesting. _____

10. An accurate scale drawing of the site and proposed variance must be enclosed with the application. The drawing must be adequate to enable the Planning Commission to determine the compliance of the proposal with the requirements of the Zoning Ordinance.

11. Conditions and Finding. The Planning Commission, before granting a variance, must make a finding that all of the following conditions exist. Please briefly describe in the space provided any reasons why you believe each of the conditions exist and the Planning Commission can make the necessary findings.

Finding That because of special circumstances applicable to the subject property including the size, shape, topography location of surroundings (but not including monetary hardship), the strict application of the provisions of this Ordinance deprives the subject property of privileges enjoyed by a substantial number of other properties in the vicinity and under identical zoning district classification.

Finding That the granting of the variance will not adversely affect the Fowler General Plan, any adopted specific plan, or the purposes of this Ordinance

Finding. That the granting of the variance will not adversely affect the Fowler General Plan, any adopted specific plan, or the purposes of this Ordinance

Finding. That the granting of the variance will not constitute a grant of a special privilege to the property owner

Finding. That any conditions established by the Commission for the variance are deemed necessary to protect the public health, safety and general welfare Conditions may include the following

12. This application must be accompanied by a map which shows the property for which the variance is requested and all property within 300 feet of it. It is recommended that an Assessor's Parcel Map(s) be used for this purpose. Assessor's Maps can be obtained from the Fresno County Assessor's Office, located in Fresno or from the Fowler City Hall. You must indicate on the map(s) the existing use (for example, single family residence, duplex, apartment house, business, industry or vacant) and zoning (for example, R-1 R-2, C-i etc) of the land that is required to be shown on the map. If you draw your own map it must be legible and must be to a scale of not less than 1 inch equals 200 feet. Each lot must be consecutively numbered to correspond to the owners names shown on the required property owners list (as explained in Item 13 below)

13. You must prepare a list containing the name and address of the owner of all land that is required to be shown on the map. The list should be typewritten. Each owner's name must be numbered to correspond with either the Assessor's Parcel numbers shown on the Assessor's Map(s) submitted with the application or with the consecutive numbering on the map you have drawn and submitted with the application. Names of owners must be secured from either the Fresno County Assessor's Office or the Fowler City Hall.

The map and property owners list are required because the City must notify all owners of property located within 300 feet of the exterior boundaries of the property for which the variance is proposed of all public hearings that will be held on the Variance Application.